

Stanton Avenue  
Northampton  
NN3 6BZ

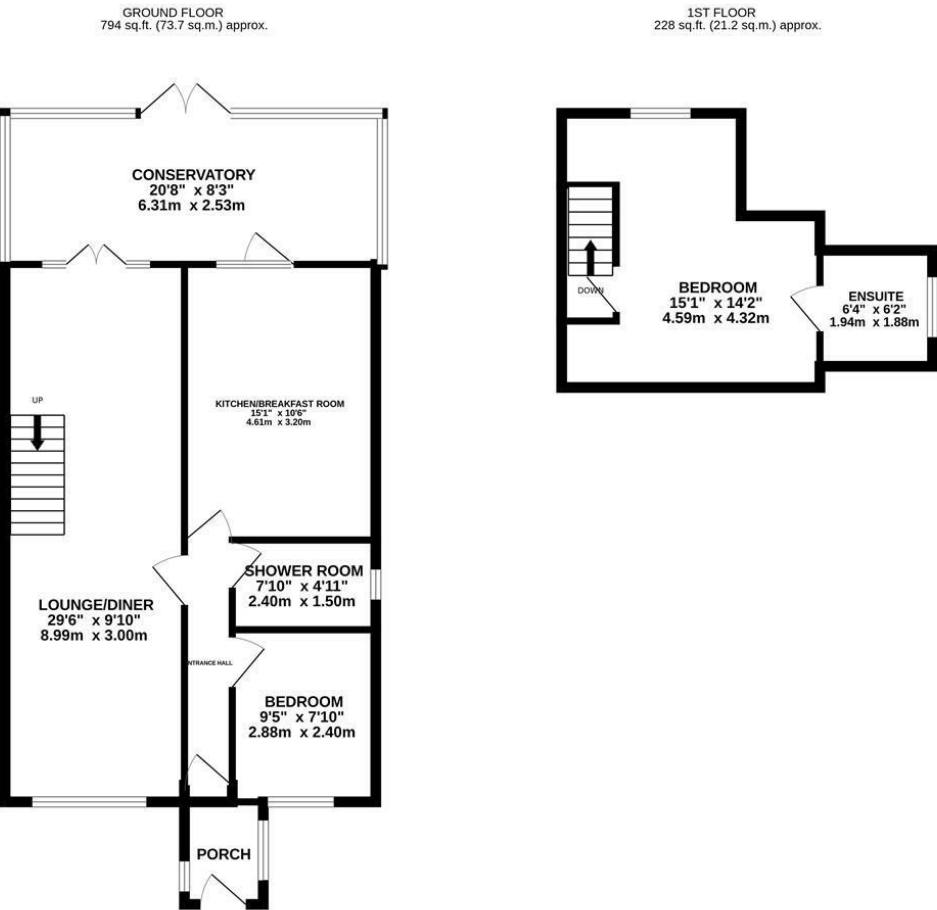
Offers in the region of £250,000



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Spacious living throughout



Large Kitchen/diner



Two Bedrooms



Downstairs shower room & Ensuite to Master



Landscaped low maintenance rear garden



Off road parking & Double garage



## WHAT'S GREAT?

Offered to the market with NO UPPER CHAIN is this spacious home situated in the popular area of Spinney Hill. Within close proximity to local shops, good schools and parks to enjoy some lovely walks.

This home has been extended and has a loft conversion creating brilliant living accommodation throughout.

The porch entrance is ideal for storage and leads into the hallway along with the rest of the ground floor accommodation. The extended lounge offers ample living space and could be used as a lounge/diner if preferred. There are sliding doors which flow into the generous conservatory creating an additional reception room with views over the rear garden. The kitchen is a lovely size with plenty of cupboards and workspace on offer whilst boasting a dining area too. Continuing through the downstairs you have a shower room and bedroom two.

Stairs rise to the first floor where you will find the master bedroom accompanied with an

ensuite comprising a bath with shower over, w.c and wash hand basin.

Externally the rear garden has been landscaped with a low maintenance finish. Well balanced with lawn, gravelled areas, feature shrub beds and access into the double garage. To the front there is a driveway providing off road parking.

...expect excellence



# SELLER'S SECRET

This has been within the family for 35 years and we have loved living here. We extended and converted the loft to suit us creating more living space downstairs. The conservatory is a lovely size and overlooks the garden.



## Why we like it....

We think this is a great property having a double garage is a huge bonus and the garden is low maintenance.

# OSCAR JAMES

336 Wellingborough Road | Northampton |  
NN1 4ES  
01604 622722  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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